

TOWN OF HUDSON

Planning Board



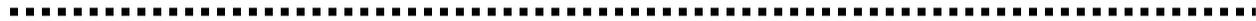
Timothy Malley, Chairman Marilyn McGrath, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: JUNE 9, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Ed Van der Veen Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> X </u>	Jordan Ulery Member <u> X </u>
Dillon Dumont Member <u> X </u>	William Collins Member <u> X </u>	Victor Oates Alternate <u> E </u>	Leo Fauvel Alternate <u> X </u>
David Morin Select. Rep. <u> X </u>	Marilyn McGrath Alt. Select Rep. <u> E </u>	Brian Groth Town Rep. <u> X </u>	



- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Selectman Morin was seated for Chairman McGrath.

V. MINUTES OF PREVIOUS MEETING(S)

- 26 May 21 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 26 May 21 Meeting Minutes.

Motion seconded by Mr. Ulery.

Veloso offered friendly amendments on typographical errors. Dumont and Ulery accepted.

Motion carried 6/0/1 (Malley abstained).

VI. NEW BUSINESS

For those in attendance, the Chair polled the Board to hear SP#06-21 first. The Board agreed.

A. Ahearn Equipment Site Plan

10 West Road

Purpose of Plan: to change the use of the property from industrial to industrial with a retail component to allow sales of construction equipment. Application acceptance & Hearing.

Mr. Ulery moved to accept the site plan application for Ahearn Equipment at 10 West Road; Map 105/Lot 001-000.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

Paul Chisholm of Keach Nordstrom Associates (KNA) presented the change of use plan seeking permission to add exterior display areas for equipment sales. Also presented, a revised landscape plan meant to supersede the previously approved, yet unbuilt, landscape plan. The applicant intends to install the new landscaping rather than ask the property owner to replace the previous installation bond.

Public input was opened at 7:08pm and closed at 7:08pm.

Mr. Collins noted that, upon a visit to the site, a stormwater management feature onsite appeared to be damaged or not properly operating.

Several members discussed the possibility of installing a fence along the display area that sits on the south side of the driveway. The fence would serve to demarcate the permitted display area for site plan conformance and for zoning conformance in the relationship between the display area and the edge of pavement.

Mr. Veloso moved to approve the Site Plan, Change of Use Site Plan – Ahearn Equipment, Inc.; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Owner of Record – ZJBV Properties, LLC, 300 Gay Street, Manchester, NH 03103 and Applicant – Ahearn Equipment, Inc., 460 Main Street, Spencer, MA 01562; consisting of 1 sheet with notes 1-20; dated May 15, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan, including notes 1-20, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.

5. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
6. The final plan to be submitted and recorded shall include a landscape plan as presented at the June 23, 2021 Planning Board meeting and to be approved by town staff.
7. A demarcation fence shall be included at the display area to prevent encroachment to the road as presented in the plan.
8. The applicant, owner, or their assigns shall evaluate and if necessary, bring the existing stormwater features back to proper configuration and function to the satisfaction of the Town Engineer.

B. S.L. Chasse Steel Site Plan
SP# 03-21

201 Robinson Road
Map 105/Lot 017-002

Purpose of Plan: to show a proposed industrial building totaling 22,500 SF and associated parking. Application acceptance & hearing.

Mr. Collins moved to accept the site plan application for S.L. Chasse Steel at 201 Robinson Road; Map 105/Lot 017-002.

Motion seconded by Mr. Dumont. All in favor – motion carried.

Mr. Chisholm of KNA presented the site plan for an industrial building a trailer parking. This application is in tandem with the neighboring lot. Both lots are being developed by SL Chasse Steel, which operates out of Christine Drive, directly across Robinson Road.

Public input was opened at 7:38pm.

Ed Thompson, 22 Burns Hill Road – Expressed concern over traffic traversing back and forth over Robinson Road from Christine Drive to the proposed sites that are under common ownership and operation (SL Chasse).

Public input was closed at 7:39pm.

Several Board members echoed the concerns raised by Mr. Thompson, and further asked if SL Chasse's fleet of vehicles (including those at Christine Drive) would be serviced and fueled at this site.

Mr. Chisolm, KNA, replied that they would produce a trip generation report as well as an analysis of the projected vehicle moment between the various sites.

Mr. Fauvel asked if there was enough room for loading and circulation of trailers in the rear of the site. Other members posed questions related to fire truck circulation.

Mr. Chisholm replied that he would explore widening the parking area. Town Planner Groth stated he would review the matter with the Fire Chief.

Mr. Van der Veen moved to continue the public hearing for the site plan application for S.L. Chasse Steel at 201 Robinson Road; Map 105/lot 017-002 to date certain, June 23, 2021.

Motion seconded by Mr. Ulery. All in favor – motion carried.

C. S.L. Chasse Steel Site Plan
SP# 04-21

199 Robinson Road
Map 105/Lot 017-003

Purpose of plan: to show three (3) proposed industrial buildings totaling 50,400 SF and associated parking. Application Acceptance & Hearing.

Mr. Van der Veen moved to accept the site plan application for S.L. Chasse Steel at 199 Robinson Road; Map 105/Lot 017-003.

Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Chisholm of KNA presented the site plan for the neighboring lot to the previous application, which calls for three (3) industrial buildings.

Public input was opened at 8:20pm and closed at 8:20pm.

Board members asked questions related to the types of contracting uses that these buildings would house. Mr. Fauvel asked if the building and unit addresses would be clearly visible.

Mr. Chisholm stated he would report back with additional detail.

Mr. Dumont moved to continue the public hearing for the site plan application for S.L. Chasse Steel at 199 Robins Road; Map 105/Lot 017-003 to date certain, June 23, 2021.

Motion seconded by Mr. Veloso. All in favor – motion carried.

Motion seconded by Mr. Ulery. All in favor – motion carried.

VII. OTHER BUSINESS

A. 29 Derry Street – Proposed Sidewalk Feedback

Mr. Van der Veen & Mr. Dumont recused @ 8:38 P.M.

Mr. Fauvel seated for Mr. Dumont.

Mr. Van der Veen & Mr. Dumont reseated @ 8:57 P.M.

B. Conditional Use Permit Application Revision

Public input opened @ 8:58 P.M. & closed @ 8:59 P.M.

Mr. Veloso moved to approve the Conditional Use Permit Revisions.

Motion seconded by Mr. Ulery. All in favor – motion carried.

VIII. ADJOURNMENT

Motion to adjourn by Mr. Collins. Seconded by Mr. Dumont. All in favor – motion carried 7/0/0.

Meeting adjourned at 9:02 p.m.

Elliott Veloso
Secretary

These minutes are in draft form and have not yet been approved by the Planning Board.

Note: Planning Board minutes are not a transcript. For video of the meeting please view the meeting on HCTV (Hudson Community Television).